



Melissa Tyler
Planning and Building Control
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

Our Ref:

Your Ref:

17th May 2023 (by email)

Dear Melissa Tyler,

Application no. 23/00666/FP
Dixie's Meadow, High Street, Ashwell
Erection of 12 dwellings with associated hard and soft landscaping, creation of vehicular access, public open space and children's play area

I write with reference to the above application, to which CPRE Hertfordshire objects for the following reasons.

1. The site lies in land designated in the adopted North Herts Local Plan as Rural Area Beyond the Green Belt, whose rural character should be maintained. The site is outside the village boundary of Ashwell and comprises a large green gap fronting onto High Street and providing an important visual feature within the village.
2. CPRE Hertfordshire agrees with and supports Ashwell Parish Council's submission with regard to this application regarding the inappropriateness of this proposal, and its non-compliance with adopted Local Plan policies. Sufficient land has been allocated in the North Herts Local Plan for projected housing need in the District.
3. The proposed layout indicates a development of very substantial houses which would introduce a discordant element into the character of the village. In the absence of specific proposals for implementation, it is difficult to anticipate how the affordable housing would be provided and CPRE Hertfordshire urges the Council to refuse permission for this wholly speculative application.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.